

## 4.0 ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES

This chapter describes the existing conditions and evaluates the potential environmental impacts that would occur with development of the ~~revised~~ Patterson Ranch Planned District project (henceforth “project”). **Sections 4.1 through 4.17** of this chapter analyze each resource topic that could be affected by the project. Each subsection describes the environmental and regulatory setting as it relates to the specific resource topic; the impacts that could result from implementation of the project; and mitigation measures that would avoid, reduce, or compensate for any significant impacts of the project. Each subsection ~~has been updated since the publication of the 2009 Draft EIR to reflect~~ new regulations and current conditions at the project area, as well as to present potential impacts associated with the ~~revised~~ project. Additionally, this chapter includes revisions resulting from the project’s new mitigation measure eliminating the borrow of 300,000 cubic yards of soil from the southern portion of the project area; staff initiated changes (i.e., editorial or minor clarifications) since the publication of the Recirculated Draft EIR, and changes as a result of comments received on the Recirculated Draft EIR. These changes are shown throughout this chapter in strikethrough/underline format.

### FORMAT OF RESOURCE TOPIC SECTIONS

Each topic described in Chapter 4 is generally addressed under four subsections: Introduction, Existing Conditions, Regulatory Setting, and Impacts and Mitigation Measures. An overview of the information included in these sections is provided below.

#### INTRODUCTION

The introduction subsection describes the topic to be analyzed and the contents of the analysis. It ~~also~~ provides the sources used to evaluate the potential impact of the project. It also provides a summary of changes to the text that have occurred as

a result of the applicant's new mitigation measure to eliminate the borrow of 300,000 cubic yards of soil southwest of Ardenwood Boulevard within the project area.

## EXISTING CONDITIONS

According to Section 15125(a) of the CEQA Guidelines, existing conditions are the physical environmental conditions in the vicinity of the project at the time the Notice of Preparation (NOP) is published. The NOP for the project was published in November 2007. While the baseline condition for the project is the condition of the site (e.g., existing land uses, existing soil conditions, existing traffic conditions) at the time the NOP was issued, given the time amount of time that has passed since the publication of the NOP, some of these descriptions have been updated where recent site visits identified altered conditions and where new relevant information was available.

## REGULATORY SETTING AND PROJECT CONSISTENCY

The regulatory setting discussion describes current relevant regulations and guidelines that pertain to the issue area and evaluates the project's consistency with these regulations. This section may contain information from a variety of sources, such as from the Fremont General Plan, regional water or air quality plans, or other local, regional, state, or federal agency guidelines or regulations.

## IMPACTS AND MITIGATION MEASURES

This subsection begins with a discussion of criteria of significance followed by a discussion of impacts that would result from implementation of the project. Under the California Environmental Quality Act (CEQA Section 21068), a significant impact is defined as a substantial, or potentially substantial, adverse change in the environment. The CEQA Guidelines direct that this determination be based on scientific and factual data. The significance criteria have been developed using Appendix G of the CEQA Guidelines (March 2010) as a foundation, with some refining of the criteria based on local regulations and other applicable federal, state, and local agencies' guidelines and regulations.

This ~~Recirculated Draft~~ Final EIR evaluates both project scenarios: Scenario 1, the development of up to 500 single-family homes and Scenario 2, the development of up to 520 residential units (448 single-family homes and 72 apartments). For a

majority of the topics, the impact would be the same under both scenarios. However, for topics, such as air quality, emergency services, greenhouse gas, energy, population and housing, public utilities, schools and libraries, and traffic, the scenario that would generate the greater impact is evaluated.

Impacts and mitigation measures are shown in bold and numbered consecutively within each resource topic. For significant impacts, mitigation measures are provided that would reduce the effects of these impacts and the significance after mitigation is identified. In some cases it is determined that there is “no impact” to a resource category. For instance, since the project area is nearly flat, the site is not subject to slope instability, and the project would not result in harm to people or structures as a result of landslides. Areas where the project would not result in impacts are discussed under the subheading “Impacts not Discussed Further.”

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